

# \$450,000 - 163062 Township Road 565, Rural Lamont County

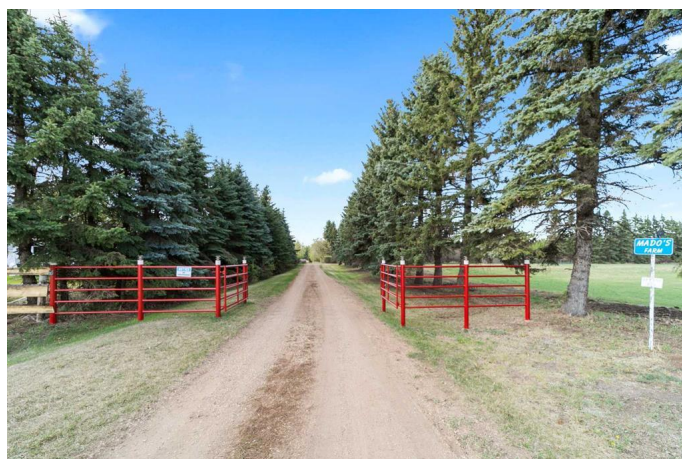
MLS® #A2219919

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,252 sqft  
Residential on 37.00 Acres

NONE, Rural Lamont County, Alberta

A rare find!!! 37 acres with 3 bedroom home, triple car garage, hip roof barn with loft, pole shed, chicken coop and endless potential to build your Acreage dreams! Right on the edge of the village of Andrew, the private property is fully fenced with a gated driveway that leads in through the tree belt into the manicured yard. There is a garden plot with greenhouse, outdoor fireplace and grill, a fenced area surrounding the house and groomed trails that take you through the property and out to the field where 27 acres is seeded to quality horse hay. Gaze over your property from the comfort of your covered front porch of the updated bungalow that has an open concept living and dining room with arch details, new kitchen counter tops, fresh light fixtures, vinyl flooring and big bright windows. Plenty of storage, two bedrooms and a 5 piece bathroom with jetted tub are on the main floor along with a mud room at the back entrance with a walk in pantry. Downstairs is another bedroom, cold storage, laundry room and spacious bonus area with windows that could be developed or continue to be used for storage. Some finishing touches here will have it feeling like new! There is a tin roof on the house and newer vinyl siding on the home and heated, detached triple garage. 220 power and three automatic doors, built in shelving and massive windows help create the ultimate man cave here! The village of Andrew has a new charter



school opening in September, grocery stores, gas stations, post office, banks, mechanics and handyman service, shops and restaurants and is just over an hour drive to Edmonton. This is a clean and gorgeous property with flexible possession just waiting to be made your own!

Built in 1961

### **Essential Information**

MLS® #	A2219919
Price	\$450,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,252
Acres	37.00
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	163062 Township Road 565
Subdivision	NONE
City	Rural Lamont County
County	Lamont County
Province	Alberta
Postal Code	T0B 0C0

### **Amenities**

Parking	Off Street, RV Access/Parking, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Jetted Tub, Pantry, Recessed Lighting
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Appliances	Dishwasher, Refrigerator, Stove(s), Microwave
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard, Dog Run, Garden, Private Entrance
Lot Description	Front Yard, Garden, Landscaped, Lawn, Private, Farm, Fruit Trees/Shrub(s), Level, Meadow, Many Trees, Pasture
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 10th, 2025
Days on Market	101
Zoning	Ag

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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